

# Bethel Island Municipal Advisory Council



**Phil Kammerer, Chair**

**Office of Supervisor Diane Burgis**  
**Contact: Lea Castleberry**  
**3361 Walnut Blvd., Suite 140**  
**Brentwood, CA 94513**

Phil Kammerer, Chair  
Belinda Bittner, Vice Chair  
Pam Allen, Councilmember  
Rob Brunham, Councilmember  
Mark Whitlock, Councilmember

*The Bethel Island Municipal Advisory Council serves as an advisory body to the  
Contra Costa County Board of Supervisors and the County Planning Agency.*

## **MAC AGENDA**

**Tuesday, May 11, 2021**  
**6:00 P.M.**

*To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Bethel Island Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.*

**Board meetings can be accessed via Zoom:**

<https://cccouny-us.zoom.us/j/2830849836>

**or**

**Dial In: (888) 278-0254**  
**Conference code: 142291**

**To access the full agenda packet, please visit:**

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3421?html=true>

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at [Lea.Castleberry@bos.cccounty.us](mailto:Lea.Castleberry@bos.cccounty.us)

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

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1. **Call to Order/Roll Call**

2. **Approval of Agenda**

3. **Public Comment (3 Minutes/speaker)**

*Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.*

4. **Agency Reports**

- a. Office of the Sheriff
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

5. **Consent Items**

*All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.*

- a. Approve Draft Record of Actions—April 13, 2021

6. **Items for Discussion and/or Action**

- a. Support the feasibility assessment of a consolidation effort of the East Contra Costa Fire Protection District with Contra Costa Fire Protection District
- b. 2021 Bethel Island Community Clean-Up Date
- c. 2021 Bethel Island Health & Safety Fair
- d. Community Projects for Downtown area with Mitigation Funds (*Ongoing*)

7. **Presentation**

- a. Big Break Marina presentation on Franks Tract (*Mike Moran*)

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## **8. Committee Reports/Member Reports**

- a. Code Enforcement
- b. Bethel Island Chamber of Commerce
- c. Bethel Island Municipal Improvement District
- d. Bethel Island Post Office
- e. Ad Hoc Park Committee
- f. San Joaquin Yacht Club
- g. Ad Hoc Fire Safety Committee
- h. Scout Hall
- i. Citizens' Fire Committee
- j. Heart Safe Communities Program

## **9. Correspondence/Announcements**

- a. R-04/15/21 County Zoning Administrator Agenda for April 19, 2021
- b. R-04/23/21 County Planning Commission Agenda for April 28, 2021
- c. R-04/29/21 County Zoning Administrator Agenda for May 3, 2021
- d. R-05/12/21 County Planning Commission Agenda for May 12, 2021
- e. R-05/04/21 Notice of Public Hearing for May 17, 2021

## **10. Future Agenda Items**

Illegal Dumping

## **11. Adjourn**

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# Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis  
Contact: Lea Castleberry  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513

Respectfully submitted by:  
Deputy Chief of Staff, Lea Castleberry

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Contra Costa County Board of Supervisors and the County Planning Agency.*

## **Draft Record of Actions**

**6:02 p.m.  
April 13, 2021**

**MEMBERS PRESENT:** Chair Phil Kammerer, Vice Chair Bittner, Councilmember Allen, Councilmember Brunham, and Councilmember Whitlock

**MEMBERS ABSENT:**

**APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Bittner. Second made by Brunham. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, Kammerer, and Whitlock.

**PUBLIC COMMENT:**

Monica Wolf – Delta Coves donation of \$1,000 to Scout Hall.

Mark – Property owner at Gateway and Piper installed a pipe along property line that blocks the view of the intersection for oncoming drivers.

**AGENCY REPORTS:**

- a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of March.
- b. **California Highway Patrol:** No Report.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of March; Station 55 will open March of 2022; fire season is here and weed abatement prevention and enforcement has started; Fire Marshall to attend next BIMAC meeting. ECCFPD completed the Phase 1 study to merge ECCFPD with Con Fire and working towards a Phase 2 study.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on Covid-19 efforts; update to the County's Fireworks Ordinance.

**CONSENT ITEMS:**

- a. **Approval of the Record of Actions for March 9, 2021:** Motion to approve the draft record of actions as presented made by Bittner. Second made by Brunham. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, Kammerer and Whitlock.

**PRESENTATIONS**

- a. None.

**ITEMS FOR DISCUSSION AND/OR ACTION:**

- a. **Community Projects for Downtown area with Mitigation Funds:** New tiles for the Park's archway will be installed by the end of May.

**COMMITTEE REPORTS/MEMBER REPORTS**

- a. **Code Enforcement:** No Report.
- b. **Bethel Island Chamber of Commerce:** Citizen of the Year event to take place May 1st.
- c. **Bethel Island Municipal Improvement District:** No Report.
- d. **Bethel Island Post Office:** No Report.
- e. **Ad Hoc Park Committee:** Whitlock provided an update on the lights and trees for Bethel Island Road.
- f. **San Joaquin Yacht Club:** Opening Day – April 24<sup>th</sup> and the theme is 'Holiday'.
- g. **Ad Hoc Fire Safety Committee:** Levee tops will be improved as BIMID receives funding.
- h. **Scout Hall:** Kammerer reported that between the Flamingo event and Spaghetti Feed Fundraisers, Scout Hall received approximately \$6,000.
- i. **Citizens' Fire Committee:** No Report.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

- j. **Heart Safe Communities Program:** Three new AED's installed within the community.

**CORRESPONDANCE/ANNOUNCEMENTS**

- a. R-03/10/21 County Zoning Administrator Agenda for March 15, 2021
- b. R-03/17/21 County Planning Commission Agenda for March 24, 2021
- c. R-03/12/21 Notice of Public Hearing for March 24, 2021
- d. R-03/30/21 County Zoning Administrator Agenda for April 5, 2021
- e. R-04/07/21 County Planning Commission Cancellation Notice for April 14, 2021

**FUTURE AGENDA ITEMS**

CCC Illegal Dumping Task Force Update

Big Break Marina presentation on Franks Tract (Mike Moran)

Consider support for East Contra Costa Fire Protection District consolidation

Bethel Island Clean-Up Day

Health and Safety Fair

**ADJOURNMENT**

There being no further business before the Bethel Island Municipal Advisory Council, Chair Kammerer adjourned the meeting at 6:57pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on May 11, 2021 at 6:00p.m. and location to be determined due to Covid-19.

**A RESOLUTION OF THE BETHEL ISLAND MUNICIPAL ADVISORY COUNCIL SUPPORTING THE  
FEASIBILITY ASSESSMENT OF A CONSOLIDATION EFFORT BETWEEN THE EAST CONTRA COSTA  
FIRE PROTECTION DISTRICT AND THE CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT**

**WHEREAS**, the East Contra Costa Fire Protection District ("ECCFPD" or "District") provides emergency medical response, firefighting, fire prevention, hazardous waste response, and other services relating to the protection of lives and property; and

**WHEREAS**, ECCFPD serves 128,000 residents throughout 249-square miles in eastern Contra Costa County, including unincorporated Bethel Island; and

**WHEREAS**, ECCFPD was formed by the County Board of Supervisors in September, 2002, by combining the three small fire districts of Bethel Island, East Diablo, and Oakley; and

**WHEREAS**, during the time ECCFPD has existed in its service area, it has seen significant population growth, and the costs associated with ECCFPD services have exceeded increases in funding, so that ECCFPD is unable to adequately respond to the community's emergency medical and fire protection needs; and

**WHEREAS**, the resulting public safety emergency is well-documented such that ECCFPD does not have sufficient funding to pay for the personnel, stations, and equipment needed to adequately protect the community; and

**WHEREAS**, the Contra Costa County Fire Protection District ("ConFire") is an agency of Contra Costa County providing services similar to those provided by ECCFPD, to other geographic regions of Contra Costa County; and

**WHEREAS**, together, ECCFPD and ConFire have begun to discuss and explore consolidation/annexation, with results of a feasibility study expected this summer.

**NOW, THEREFORE BE IT RESOLVED**, that the Bethel Island Municipal Advisory Council, supports the feasibility assessment of a consolidation effort between the East Contra Costa Fire Protection District and the Contra Costa County Fire Protection District, so that the residents of Bethel island and all of eastern Contra Costa County are provided a level of emergency medical and fire response services that better address the region's needs.

DATE: XX/XX/XXXX

CHAIR: \_\_\_\_\_



## **2021 Community Clean Up Days**

### **Available Dates:**

**Saturday, August 14, 2021**

**Saturday, August 28, 2021**

**Saturday, September 11, 2021**

**Saturday, October 2, 2021**

**Saturday, October 9, 2021**

***Saturday, October 30, 2021 - Byron***



# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, APRIL 19, 2021

30 MUIR ROAD  
MARTINEZ, CA 94553

RECEIVED

APR 15 2021

BY: \_\_\_\_\_

\*\*\*1:30 P.M.\*\*\*

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/87827455681>

Meeting ID: 878 2745 5681

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at [http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:
2. SUBDIVISION: PUBLIC HEARING
- 2a. CASTLE COMPANIES (Applicant and Owner), County File #CDS18-09504: The proposed project consists of the following requests: (1) approval of a Vesting Tentative Map for a 6-lot major subdivision of a 3.62-acre parcel with proposed lot sizes ranging from 23,469 up to 28,414 square feet, with no home development proposed at this time; (2) a Tree Permit to remove 127 code-protected trees, and for earthwork and construction activities in the dripline of one code-protected 45-inch Valley Oak tree that is to be preserved; (3) a Grading Permit to grade approximately 15,000 cubic yards of earth material, for the construction of the subdivision's private roadway, building areas, drainage facilities, and soil remediation consisting of excavation of approximately 5,600 cubic yards of soil contaminated with arsenic, lead, chlordane and dieldrin, and disposal of the soil to an off-site permitted facility; and (4) exceptions to Subdivision Ordinance Title 9 of the County Code in order to forego underground utility requirements and road improvements along Danville Boulevard. The project site is located at 977 Danville Boulevard in the unincorporated Alamo area. (Zoning (R-20) Single Family Residential District) (APN: 201-010-007) GK Staff Report



3. LAND USE PERMIT: PUBLIC HEARING

- 3a. SHANE WOODRUFF ON BEHALF OF T-MOBILE (Applicant) - MING YUENG AND JIA YIN LIU (Owners), County File #CDLP20-02041: This is an application for a land use permit to renew an existing T-Mobile wireless telecommunications facility and substantially modify the facility to remove the existing 35-foot light pole facility and replace with a new 46-foot monopine pole facility in the same approximate location. The modification will include nine new antennas located on the monopine pole, and associated equipment located within the existing cabinet enclosure. The subject property is located 4068 San Pablo Dam Road in the El Sobrante area. (Zoning: Planned Unit (P-1) District) (APN: 420-192-051) GF Staff Report
- 3b. THOMAS SHERIDAN (Applicant) - GS&L OMAHA LLC (Owner), County File #CDLP20-02051: A request for approval of a Land Use Permit and Development Plan to allow the establishment of a cannabis non-storefront, delivery only business that requires tenant improvements to the existing commercial tenant space in which it will be located. The subject property is located at 5807 Pacheco Boulevard in the Pacheco area of unincorporated Contra Costa County. (Zoning: Retail-Business (R-B); APN: 125-032-004) DV Staff Report
- 3c. SERGIO PERERA CARRILLO (Applicant) - RICHARD STEPHENSON (Owner), County File #CDLP20-02052: A request for approval of a land use permit application to establish a financial institution and check cashing business, DolEx Dollar Express, Inc., within an existing 60 square-foot office space within an existing grocery store, Mi Tierra. No tenant improvements are proposed at this time. No signage (interior or exterior) is proposed at this time. The property is located at 3005 Willow Pass Road, in the Bay Point area of unincorporated Contra Costa County. (Zoning: Bay Point Planned Unit District, P-1) (Assessor's Parcel Number: 093-061-005) SJ Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. JOHN YERINA (Applicant) - NEW HOPE BIBLE FELLOWSHIP (Owner), County File# CDDP20-03006: This is a request for a Substantial Modification to Final Development Plan #DP04-3096 to allow the existing commercial building on Lot 7 of the Willow Pass Business Park to be used as a church. The use will occur within an existing building and no development or construction is proposed. The building's existing design is consistent with the business park's architecture and will not be altered. Only interior tenant renovations are needed to implement the project. The project site is located at 1700 Willow Pass Court in the unincorporated Concord area. (Zoning (P-1) Planned Unit District) (APN: 099-210-007) GK Staff Report

5. COMPLIANCE REVIEW: PUBLIC HEARING

- 5a. RPCA SOLAR 3, LLC (Applicant) - THE ULRICH WINGRENS 1989 REVOCABLE TRUST (Owner), County File #CDCV21-00021: The applicant requests a modification to the Conditions of Approval for an approved land use permit (CDLP20-02029) for a Commercial Solar Energy Facility. The subject property is located northeast of the Byron Highway and Rankin Road intersection in the Byron area. (Zoning: A-2 General Agricultural (A-2) District and Solar Energy Generation (-SG) Combining District) (APN: 002-210-025) JL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 3, 2021.

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# COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, APRIL 28, 2021

30 MUIR ROAD

MARTINEZ, CALIFORNIA 94553

RECEIVED

APR 28 2021

BY: \_\_\_\_\_

CHAIR: Rand Swenson  
VICE-CHAIR: Kevin Van Buskirk  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

*To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.*

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT  
<https://cccouny-us.zoom.us/j/81313847869>

Meeting ID: 813 1384 7869

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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*The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.*

\*\*\*\* 6:30 P.M. \*\*\*\*

1. PUBLIC COMMENTS:

2. GENERAL PLAN AMENDMENT: PUBLIC HEARING

- 2a. PANTAGES AT DISCOVERY BAY LLC (Applicant) - C&D DISCOVERY BAY LLC AND WATERFRONT LOTS LLC (Owners), County File #CDGP19-00002: The applicant is requesting approval of a General Plan Amendment to re-designate the project site from Single-Family Residential-High Density (SH), Single-Family Residential-Medium Density (SM), Open Space (OS), Water (WA), and Public/Semi-Public (PS) to Single-Family Residential-High Density (SH), Open Space (OS), Water (WA), and Parks and Recreation (PR). The approximately 162-acres project site is located at the eastern end of Point of Timber Road and bounded on the east and south by the original Discovery Bay community, to the west by Ravenswood and Lakeshore (Village II) in Discovery Bay West and to the north/northeast by waterways and undeveloped land. [Zoning: Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE)] [APNs: 004-010-006; 004-032-005, -006, -007, -062; 011-220-010, -017, -018; 011-230-006, -007] JC Staff Report

3. REZONING: PUBLIC HEARING

- 3a. PANTAGES AT DISCOVERY BAY LLC (Applicant) - C&D DISCOVERY BAY LLC AND WATERFRONT LOTS LLC (Owners), County File #CDRZ19-03252: The applicant requests approval of a rezoning of the project site from Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE) to a modified configuration of Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE). The approximately 162-acres project site is located at the eastern end of Point of Timber Road and bounded on the east and south by the original Discovery Bay community, to the west by Ravenswood and Lakeshore (Village II) in Discovery Bay West and to the north/northeast by waterways and undeveloped land. [Zoning: Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE)] [APNs: 004-010-006; 004-032-005, -006, -007, -062; 011-220-010, -017, -018; 011-230-006, -007] JC Staff Report

4. SUBDIVISION: PUBLIC HEARING

- 4a. PANTAGES AT DISCOVERY BAY LLC (Applicant) - C&D DISCOVERY BAY LLC AND WATERFRONT LOTS LLC (Owners), County File #CDSD19-09527: The applicant requests approval of a subdivision of the project site into 277 single-family residential lots and 18 Common Area Parcels. The approximately 162-acres project site is located at the eastern end of Point of Timber Road and bounded on the east and south by the original Discovery Bay community, to the west by Ravenswood and Lakeshore (Village II) in Discovery Bay West and to the north/northeast by waterways and undeveloped land. [Zoning: Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE)] [APNs: 004-010-006; 004-032-005, -006, -007, -062; 011-220-010, -017, -018; 011-230-006, -007] JC Staff Report

5. DEVELOPMENT PLAN: PUBLIC HEARING

- 5a. PANTAGES AT DISCOVERY BAY LLC (Applicant) - C&D DISCOVERY BAY LLC AND WATERFRONT LOTS LLC (Owners), County File #CDDP19-03024: The applicant requests approval of a final development plan to allow for the residential lots and common area parcels, which includes two lakes with bio-retention areas, public roads, open space areas, parks and two trail systems, a future clubhouse, and a flexible recreational area. The project also includes the removal of approximately 23 trees. The approximately 162-acres project site is located at the eastern end of Point of Timber Road and bounded on the east and south by the original Discovery Bay community, to the west by Ravenswood and Lakeshore (Village II) in Discovery Bay West and to the north/northeast by waterways and undeveloped land. [Zoning: Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE)] [APNs: 004-010-006; 004-032-005, -006, -007, -062; 011-220-010, -017, -018; 011-230-006, -007] JC Staff Report

6. STAFF REPORT:

7. COMMISSIONERS' COMMENTS:

8. COMMUNICATIONS: On March 23, 2021, the Board of Supervisors heard the appeal of the County Planning Commission's denial of a land use permit for an indoor commercial cannabis business located at 4425 Sellers Avenue in unincorporated Brentwood area. The Board unanimously granted the land use permit and overturned the County Planning Commission's denial of the permit. The Board of Supervisors in its decision to approve the use permit also determined that Sunset Park was not a "youth center" and made all the findings for approval of the use permit.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 12, 2021.

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 3, 2021  
30 MUIR ROAD  
MARTINEZ, CA 94553

RECEIVED

APR 29 2021

\*\*\*1:30 P.M.\*\*\*

BY: \_\_\_\_\_

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

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Meeting ID: 848 8201 8977

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1. PUBLIC COMMENTS:

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a. JOHN YERINA (Applicant) - NEW HOPE BIBLE FELLOWSHIP (Owner), County File# CDDP20-03006: This is a request for a Substantial Modification to Final Development Plan #DP04-3096 to allow the existing commercial building on Lot 7 of the Willow Pass Business Park to be used as a church. The use will occur within an existing building and no development or construction is proposed. The building's existing design is consistent with the business park's architecture and will not be altered. Only interior tenant renovations are needed to implement the project. The project site is located at 1700 Willow Pass Court in the unincorporated Concord area. (Zoning (P-1) Planned Unit District) (APN: 099-210-007) (Continued from 04/19/2021 TM) GK Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. ANTHONY LOFORTE (Applicant & Owner), County File #CDLP20-02044: A request for approval of a Land Use Permit to allow the maximum resident capacity to go from 6 to 12 for the Alhambra Valley Retreat, an existing 24 hour residential treatment program for adult males suffering from alcohol and/or substance abuse, which is currently licensed and certified by the State of California, Department of Health Care Services. Minor interior and exterior improvements will be required to accommodate the change in occupancy type. The subject property is located at 77 Quail Lane in the unincorporated Martinez area of Contra Costa County. (Zoning: General Agricultural (A-2); APN: 365-110-022) DV Staff Report
4. DEVELOPMENT PLAN: PUBLIC HEARING
- 4a. GARY GUENTHER (Applicant) - JOHN NUVEEN (Owner), County File #CDDP20-03025: This is an application for a Kensington Design Review Development Plan for a two story, 664-square-foot master bedroom and kitchen addition to the rear of a single-family residence. The addition will increase the total height of the residence by 5-feet 8-inches at the highest point and will result in an overall height of 27-feet 6-inches. The subject property is located at 425 Ocean View Avenue in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 571-270-022) GF Staff Report
5. VARIANCE: PUBLIC HEARING
- 5a. DAVE BRADY (Applicant) - LEIGHTON SMITH (Owner), County File #CDVR18-01008: A request for approval of variances with a tree permit for construction of a new approximately 3,770 square-foot single-family residence on a vacant lot. The variances are to allow a 0-foot secondary front yard where a minimum of 15-feet is required, and a 1-foot side yard where a minimum of 10-feet is required. A tree permit for the removal of four code-protected trees ranging in size from 12" to 26" and to allow work within the dripline of four code-protected trees ranging in size from 7" to 52" is also requested. The subject property is located at 237 Sequoia Avenue in the Walnut Creek area. (Zoning: Single-Family Residential (R-10) District) (APN: 184-321-042) GF Staff Report
6. TREE PERMIT: PUBLIC HEARING
- 6a. JEFF ORWIG (Applicant) - JACK BHALLA (Owner), County File #CDTP20-00006: The applicant seeks Tree Permit approval to authorize the removal of sixteen (16) code-protected trees and dripline encroachment for an additional two code-protected trees for the purpose of constructing a 4,312 square-foot single-family residence, attached garage, retaining walls, and associated access / utility improvements. The project also includes a request for design review approval to allow the construction of the proposed residence on a parcel (APN 196-031-011) of substandard average width. The project site is located at 221 Dean Road in Alamo. The project involves 1,200 cubic yards of grading for site preparation for the proposed residence and retaining walls. Lastly, the project includes off-site drainage and private roadway improvements affecting APN's 196-031-010, 196-010-031, 196-032-008, 196-032-009. (Zoning: R-40 Single-Family Residential) (APN: 196-031-011) AV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 17, 2021.

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**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, MAY 12, 2021  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

**RECEIVED**

MAY - 5 2021

**BY: \_\_\_\_\_**

CHAIR: VACANT  
VICE-CHAIR: Kevin Van Buskirk  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

*To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.*

*Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT*

<https://cccouny-us.zoom.us/j/84344825026>

Meeting ID: 843 4482 5026

**ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.**

*When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.*

**PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.**

**PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING AT  
[planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2858.**

*The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.*

\*\*\*\* 6:30 P.M. \*\*\*\*

1. PUBLIC COMMENTS:

2. SELECTION OF CHAIR AND VICE CHAIR

3. BOARD OF APPEALS: MINOR SUBDIVISION: PUBLIC HEARING:

3a. SEAN AND JULIE REID, AIMEE AND MANNY MATTOS, BARBARA YOUNG, WHITE GATE HOMEOWNERS CORPORATION (Appellants) - SCOTT GREENWOOD-MEINERT (Applicant) - ST. MORITZ DORF, LLC, C/O PIERRE WILDMAN (Owner), County File #CDMS20-00003: This is an appeal of the Zoning Administrator's decision to approve a vesting tentative map for a one-lot minor subdivision application that would subdivide the subject 101.52-acre parcel into a 22.91-acre residential parcel (Parcel A) and a 78.61-acre designated remainder parcel. No development is proposed at this time. The applicant is also requesting an exception from the collect and convey requirements specified in Chapter 914-2 of the County's Subdivision Ordinance. In addition, the applicant will be required to annex into the Community Facilities District (CFD) 2010-1 formed for the Countywide Street Light Financing. The subject property is located at 10 Serenity Lane in the Alamo area of unincorporated Contra Costa County. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 194-070-078). SJ Staff Report

4. STAFF REPORT:

5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 26, 2021.



MAY - 4 2021

# NOTICE OF A PUBLIC HEARING

BY: \_\_\_\_\_

On MONDAY, MAY 17, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below:

ROBERT SCHWENKE (Applicant) & VERA CORT (Owner); County File #CDLP18-02021: A request for approval of a Land Use Permit and Development Plan to allow the reconstruction of the Knightsen Saloon, an original building to the Knightsen Historic District, and to allow alcohol sales, takeout food, outdoor seating, and for the required off-street parking to be located on the adjacent parcel. The project includes Variance requests to allow a 0-foot front yard setback (where 10-feet is the minimum) for the saloon building, and Variance requests to the off-street parking requirements for surfacing, striping and markings, landscaping, and minimum distance from intersection to closest parking stall. The project also includes a request for approval of a Tree Permit to allow the removal of four code-protected trees and to work within the dripline of two code-protected trees. The project also includes an exception request to Title 9, Division 914 requirements to Collect and Convey. The subject properties are located at 3055 and 3041 Knightsen Avenue in the Knightsen area of unincorporated Contra Costa County. (Zoning: Retail Business (R-B); APNs: 020-073-004 & -005).

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the Zoning Administrator meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: [https://contracosta.granicus.com/ViewPublisher.php?view\\_id=13](https://contracosta.granicus.com/ViewPublisher.php?view_id=13)

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us). The meeting agenda posted prior to the May 17, 2021, Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation and Development, Dominique Vogelpohl at 925-655-2880 or [Dominique.Vogelpohl@dcd.cccounty.us](mailto:Dominique.Vogelpohl@dcd.cccounty.us)

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director  
Department of Conservation and Development